

Meadowlark



Letter from the President

As I began writing this, it had been another typical April day in Colorado with snow, snow and more snow. Now it is behind us, and ahead of us is another lovely summer filled with sunshine and wildflowers. We are so blessed to live here.

Within one week of mailing the annual membership forms, the EMHA post office box was filled with over 100 replies. That is tremendous! The large number caused me to pause and wonder what had prompted such a wonderful response.

Was it because of the previous two newsletter articles in which the Covenants Control Committee promised a concerted effort towards education and enforcement? As you will see elsewhere in this newsletter, the volunteers on the CCC are trying new ways to encourage residents to take a fresh look at their property.

Or was it the great newsletter that Debby Humphrey and Linda Mensching generated in March that helped neighbors learn more about the various projects being done by the current team of EMHA volunteers?

Or maybe it is also an indication of new, young families who have moved into our neighborhood. Michelle Parr reported that the number of participants at the Easter Egg Hunt was almost overwhelming this year.

We are fortunate to have a terrific team of dedicated volunteers working for the betterment of our neighborhood. Debby, Linda, and Andy Potter all volunteer many hours to edit, format, and get the newsletter out the door. Clara Mizenko has dedicated much free time to update the website, which is being visited more often. Michelle, Tami Courtney and their team planned, stuffed, and hid many plastic Easter eggs. And members of

the Covenants Control Committee have met, called and emailed too many times to mention trying to solve covenant issues. All give graciously and generously of their time.

At some time in your life, you have probably faced the same age-old dilemma that EMHA faces of "too little time, too little money." My husband and I have listed our house for lease and will be moving to another country for a year or two. This will leave the board two members short. Many of you volunteer with worthwhile organizations. However, if you have some free hours and could serve either on the board or on a committee, your help with the "too little time" portion would be greatly appreciated.

The "too little money" part is the lack of enough funds to fulfill one of the requirements of the bylaws. Although the treasury is in basically good shape, it would be nice to be able to actually enhance Evergreen Meadows. A stated objective of the EMHA bylaws:

[The EMHA's]...primary objective is to protect and enhance the value of the area...

When deciding if you will send in your dues, please consider how nice it would be if the EMHA had a significant budget to enhance our neighborhood:

- New or refurbished entrance signs could be installed.
- The ball field has seen better days and could get a face lift.
- The EMHA could cover the costs of annual weed spraying and slash collection.

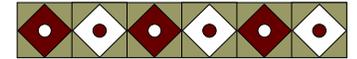
If more of our neighbors become EMHA members, more projects like these could be done, enhancing the neighborhood for all of us.

Time and money. The age-old quandary. Can you help with a

special event? Would you serve on the Covenants Committee? Would you serve on the board? Will you send in your dues?

No matter your response to these questions, here's wishing you many happy summer hours in our idyllic surroundings.

Carol Pike
EMHA President



Next Board Meeting

Thursday, May 28
7 pm

Conference Baptist Church
(Hwy 73 & N Turkey Creek)

All are invited!

Future Board Meetings

Thursday, July 23rd

Thursday, September 24th

Thursday, November 19th



More pictures from the Easter Egg Hunt inside!

2009 EMHA Board of Directors

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Judy Ostenaar, Chairperson
Weed Committee
303-674-5614

[Join the board and you too
can have your name here!!]

Dollars and Sense By Gary Justus, EMHA Treasurer

The EMHA treasury is in sound financial condition, including sufficient emergency reserves. The adopted 2009 annual budget is \$8,334.

Voluntary dues of \$35 per year are the primary source of income for EMHA. (This is in contrast to mandatory dues of \$100 or more per month in many other homeowners' associations.) The dues income pays for: a bi-monthly newsletter; several annual activities such as the Easter Egg Hunt and summer picnic; website hosting; common areas insurance, weed control and property taxes; legal counsel; and of course covenants and architectural review guidelines enforcement. No one is paid for serving on the board or committees. All serve as volunteers.

EMHA resources are clearly limited by the number of homeowners who choose to join each year. There has been an effort to add new, small EMHA signs at the three unmarked entrances to Evergreen Meadows—Gray Fox Drive (south entrance), Centaur Drive, and Malamute Drive. The board voted to do so provided that approximately 45 additional

memberships (an extra 10% of the homes in the Meadows) were added over the 2008 number, thus funding most of the cost. Will you do your part? We need you! If you have not done so already, please return your completed annual membership form and payment today!



Your dues help defray the costs of special events like the Easter Egg Hunt.

Attention EMHA Friends!

By Andy Potter, Membership Chairperson

The 2009/10 EMHA membership drive is currently underway! You should have received your membership mailing during the last week of April (if you did not receive it, let us know at membership@emha.us or 303-674-0651). Our membership year begins May 1, 2009 and ends April 30, 2010. Annual dues are a steal at \$35.

You can join three different ways:

- Pay online via PayPal or credit card (go to www.emha.us, click on 'Join EMHA')
- Pay via mail by sending a \$35 check to EMHA, PO Box 2228, Evergreen CO 80437
- Hand deliver a check to any EMHA board member

This year we have instituted a new 'Friends of EMHA' membership opportunity (also \$35/year) for our neighbors who live very close to, but not technically in, the Evergreen Meadows subdivision as defined by Jefferson County. These areas include Evergreen Springs Rd (off Armadillo),

Grand Summit Trail (off Armadillo), the northern section of Red Fox, Frog Hollow Lane (off Centaur and Needles), Ocelot Trail (off N Turkey Creek), and a few homes on Citation and Alsab.

We look forward to your participating in the EMHA; thank you for joining!



Join the EMHA and get to know your neighbors!

Upcoming Events by Michelle Parr and Tami Courtney, Special Events Chairpersons

EMHA Garage Sale

**Friday and Saturday,
June 5th and 6th**

The EMHA will sponsor a neighborhood garage sale again this year! The garage sale will be held on Friday and Saturday, June 5th and 6th from 9:00 am - 1:00 pm. As a reminder, the EMHA will provide the advertising for the neighborhood garage sale. This will include advertising in local newspapers, posting street signs, and preparing a neighborhood map listing all the homes involved. Participants host their own garage sale and keep all the proceeds. Residents taking part must be current 2009 EMHA members. If interested in participating, please contact Tami Courtney at tamicourtney@aol.com by Friday, May 29th. "Happy Selling!"

Barrien Mountain Hike

Saturday, June 20th

Did you know there is a beautiful undeveloped Denver Mountain Park immediately adjacent to Evergreen Meadows? Barrien Mountain is the peak that towers over Armadillo Trail on the east side of our subdivision. The Denver Mountain Park property encompasses 80 acres and intersects with Evergreen Meadows at 'upper' Ar-

madillo Trail (north of Chipmunk and south of Wolverine). There is an unmarked trailhead there that leads to the peak.

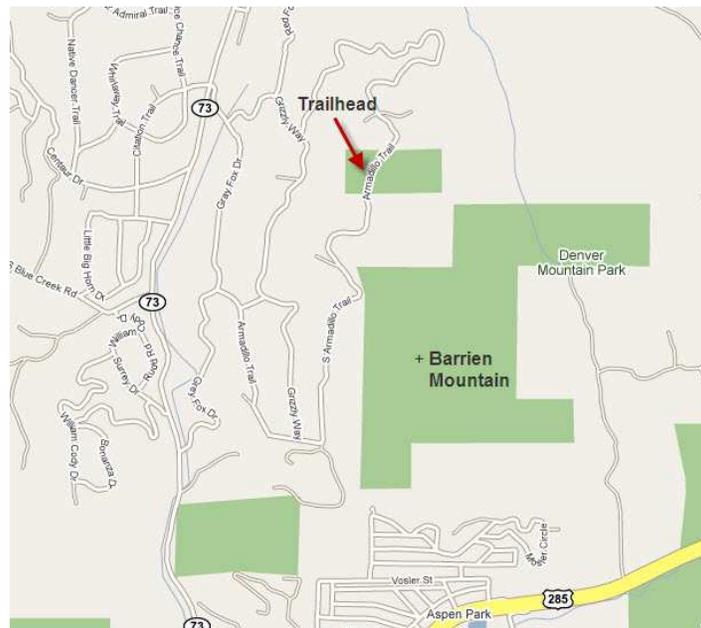
The EMHA will lead a hike to the top of Barrien Mountain on Saturday, June 20th, leaving the trailhead at 9:00 am. The hike takes roughly three hours roundtrip. It is a fairly strenuous uphill climb with an elevation gain of roughly 1000 feet. If it is a nice day, we encourage you to bring a bag lunch to enjoy at the peak, where you can see Denver to the east, Indian Peaks to the north, Mt Evans to the west, and the Conifer Town Center to the south! There is a small

'parking area' (really just a flat spot) with room for approximately three cars opposite the trailhead.

If you are interested in participating, please contact Andy Potter at membership@emha.us (email preferred, or call 303-674-0651). Depending on the level of interest, we may do some carpooling to minimize parking problems at the trailhead. If you know the trail well and would like to help lead the hike, we would love your help. We may also perform some trail clearing in the next month to take care of any trees that may have

come down during the mid-April snowstorm; if you're comfortable with a chainsaw, let us know!

DIRECTIONS: If the trailhead had a street number it would be roughly 8240 Armadillo Trail. Look for a phone pole with a sign that designates the boundary between Evergreen Fire Department (uphill/north side) and Elk Creek Fire Department (downhill/south side). Once you find that phone pole, go north/uphill (toward Evergreen) about 100 yards and look for the flat parking spot on the left. That flat spot is roughly opposite the trailhead.



Coming Up:

Summer Picnic

**Saturday, August
22nd**

Letter to the Editor

Q: Why are EMHA mailings postmarked in Los Angeles?
[Name withheld]

A: The 2009 EMHA board has been sending mailings using Postful, an online printing service (see www.postful.com). We use Postful because it is a huge time saver, allowing the board to focus on doing valuable work for the EMHA, rather than spending hours stuffing envelopes and licking stamps.

We asked Postful to elaborate on their privacy standards (listed on their website). The founder wrote us a personal note explaining that Postful's print provider is licensed for processing medical information (HIPAA compliant) and is one of the only west-coast mailing facilities to have passed audits from multiple major financial institutions for processing financial information. In other words, our personal information is completely safe with Postful.

We are not selling the list, nor doing anything to put any EMHA resident in danger. We are simply using the Postful service to preserve the limited number of volunteer hours the board has to get important projects accomplished. If you are concerned about the way we are doing our mailings, please send an email to newsletter@emha.us.

Do you have a question for the board? Email us at newsletter@emha.us.

ARBC Words of Wisdom By Carl Pike, Chairperson, Architectural Review Board

As spring is finally upon us, your Architectural Review Board Committee (ARBC) has seen new activity with two applications for new storage sheds and one for a new roof. With storage sheds and roofs in mind, below are relevant ARB and Covenants guidelines.

From Covenants

2. General Subject — Architectural Review Requirements

No building, fence, wall, structure or improvement shall be commenced, erected, altered, moved, or maintained upon any site, nor shall any exterior addition to, or change or alteration thereof be made until the nature, kind, shape, height, materials, and location of same shall have been approved in writing as to harmony of topography by the Evergreen Meadows Home-

owners Association Architectural Review Committee (hereinafter referred to as "Architectural Review Board").

From ARB Guidelines

7. Roofs

Materials selected should be of a texture and color that harmonizes with the environment. Color of roofing material

should be selected as to not draw attention to the roof. Rolled composition or unfinished metal will not be approved.

13. Storage Sheds

Storage sheds should be located in rear yards. All stor-

age areas shall be enclosed. In certain cases, side yard locations will be considered when constructed in conjunction with appropriate screening or natural plantings. Sheds which are close to the house require close attention to compatibility of archite-



tural details. Sheds attached to the house should relate directly to the materi-

als, colors, and architectural style.

When planning a new project, keep in mind the ARB Guidelines and Covenants. They run hand in hand with each other, and failure to secure written permission from ARBC for your project

could turn into a Covenants' violation with all the associated unwanted attention and problems.

Sometimes a good thing to do when considering a project around your home is to step back and take a look from your neighbor's perspective. How is this going to affect them? ARBC will make every attempt to accommodate your request in a fair and even-handed way. Your cooperation in submitting your plans for sheds, fences, additions or any other exterior work is greatly appreciated by your Covenants Control Committee and your neighbors. If you have a project that needs approval, contact Carl Pike, Chairperson, Architectural Review Board Committee, by email at arb@emha.us, or by phone at 303-674-3748.

Give me a C-C-C By Mark Kelly, Chairperson, Covenants Control Committee

As part of our continuing effort to better educate residents about the EMHA protective covenants, we are focusing this newsletter on two of the most visible issues that we are seeing in our neighborhood. Those issues are the storage of non-operating vehicles outside permanent structures, and general unkempt conditions such as the storage of materials and other items outside permanent structures. Not only are these issues violations of our EMHA Protective Covenants; they are also specifically prohibited by Jefferson County zoning. The specific language is below, but what it basically means is "keep it out of sight!"

Non-operating vehicles

Covenant Section 14: Un-garaged Motor Vehicles. No un-garaged motor vehi-

cle of any type shall be permitted to remain on the property in a non-operating condition for more than 30 days in any calendar year. Any such vehicle which does not display current and valid license plates as required by state law shall be deemed to be in a non-operating condition.

Jefferson County Zoning: Junk Vehicles.

Zoning regulations require all vehicles stored in a residential area to be licensed and operational or stored in a structure.

Please note that covering a non-operational vehicle outside a permanent structure is not permitted.



Unkempt conditions

Covenant Section 9: Maintenance of Grounds. It shall be the responsibility of the owner of each lot to prevent the development of any unclean, unsightly or unkempt

conditions of building or grounds which shall tend to substantially decrease the beauty of the neighborhood. Native plants and grasses may be kept in their natural, un-maintained condition. All species of this-tle are considered exotic, non-native species.

Jefferson County Zoning. Examples of zoning violations include: miscellaneous junk, trash and debris; construction within hazard areas such as a floodplain; storage

of commercial vehicles in residential areas; exceeding the number of allowed animals within a zone district; and not screening outside materials.

As noted in our previous newsletter, there are examples of these issues throughout the neighborhood that need to be addressed. The easiest way to address these issues is through self-compliance before a formal complaint is raised. To remind residents of their responsibilities, the EMHA Board will begin issuing "friendly reminder" postcards to residents with visible covenant issues. We hope this education and notification process will remedy most, if not all, of the issues without the need for formal escalation to the EMHA Board or Jefferson County.

One Tough Dog



Here is a follow up to the email alert the EMHA sent to residents on April 29th regarding Mango, a nine-year-old beagle and member of the Sweeney family on the west side of our subdivision.

Mango had a two-and-a-half-day adventure away from home and is lucky to be alive. The Sweeneys are not sure of his location between April 27th when he went missing, and April 30th when he was found, but here is what they do know. After escaping from his fenced yard via downed trees that served as bridges to freedom, he found himself involved in a near-fatal encounter with wildlife near Centaur Farms off Highway 73. Two neighbors came upon Mango as he was being attacked by three coyotes. With the aid of a golf club, the neighbors were able to scare off two of the coyotes, but the third one was harder to persuade. After inflicting some serious wounds on Mango, the third coyote dropped the dog and ran away.

Following some much-needed veterinary care, Mango is at home recovering. Luckily this story has a happy ending, but it serves as a stark reminder that our community is inhabited by wildlife that is *wild*. Please be observant of wildlife that doesn't cherish our pets the way we do. We all know it is out there.

Classifieds

Need a Pet Sitter or Plant Sitter?

Call Nicholas or Rachel Mizenko, 303-670-1716

Babysitting

Experienced high school student available to babysit. Red Cross Certified and references available. Katie Hoffman 303-670-4697

First Aid/CPR Certified Babysitters

Call Nicholas or Rachel Mizenko, 303-670-1716

Weed Busters!

Got Noxious Weeds in the Neighborhood? Who ya gonna' call? We'll eradicate those weeds! Call Mitch Hoffman 303-670-4697
Nick Mizenko 303-670-1716



I have been an Evergreen Meadows resident for more than 10 years, know the community well and adore this beautiful neighborhood. Whether you are buying, selling, or just have a question, please call me to help...720-891-8502.

Save a Tree



If you'd prefer to receive this newsletter by EMAIL ONLY, send an email to newsletter@emha.us and let us know; we'll take you off the paper mailing list.

Meeting Minutes Online

For minutes from the March 2009 EMHA meeting or for a copy of the approved EMHA budget, please visit www.emha.us.

Calling All Advertisers

If you are interested in advertising in future editions of The Meadowlark, contact Newsletter Editor Debby Humphrey at newsletter@emha.us or 303-674-8803. Free to school-age kids in EM!



The Meadowlark, published six times a year, is the official newsletter of the Evergreen Meadows Homeowners Association (EMHA). Incorporated in 1974, the EMHA is intended to protect the interests of Evergreen Meadows property owners, to protect and enhance the value of the area, and to enforce the protective covenants. For newsletter address changes, or to join our mailing list, send us an email at membership@emha.us, or write us at EMHA, PO Box 2228, Evergreen, CO 80437.

EMHA Sign Survey— Fill it out Online at www.emha.us

The EMHA board is currently considering upgrades to signage at the entrances of Evergreen Meadows and is requesting feedback from residents. The following survey is being sent by email to anyone whose email address is on file. If you would like to submit your responses online, you can find a link to this survey at www.emha.us. If you would prefer to respond by mail, or do not have Internet access, please fill out the form below and mail it by June 30, 2009 to: EMHA, PO Box 2228, Evergreen, CO 80437. Here is the survey:

There are five main entrances to Evergreen Meadows (Malamute, Citation, Centaur, N Gray Fox, S Gray Fox); and signs at two of these entrances (Citation, N Gray Fox). Please read each of the following statements and tell us how important each statement is to you, by circling the most appropriate answer using the scale as noted below. Please provide open comments on a separate page. THANK YOU!

1. Please rate your NEIGHBORHOOD SIGNAGE preferences as follows (circle your answer):

All 5 main entrances should have signage that announces you are entering Evergreen Meadows	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree
The 2 current signs (at Citation and N Gray Fox) should be kept and maintained/repainted occasionally	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree
The 2 current signs are old and outdated; install new, upgraded signs	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree

2. If new neighborhood signs were to be installed, please rate the style you prefer:

Wooden Monument sign (our current style)	Best	Like	Neutral	Don't Like	Hate It
T Post w/ hanging sign	Best	Like	Neutral	Don't Like	Hate It
Stone sign (similar to Valley Hi)	Best	Like	Neutral	Don't Like	Hate It
Sign with changeable letters, possibly night lit (similar to Mtn Parks Vet & Camp/Kennel)	Best	Like	Neutral	Don't Like	Hate It
Other (Please Specify)					

3. Please rate your EVENT SIGNAGE preferences as follows:

All 5 entrances should have signage that announces future EMHA events	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree
Only have event signage at the 2 main entrances (N Gray Fox and Citation)	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree
There is no need for event signage in the neighborhood (use email and the newsletter only)	Totally Agree	Generally Agree	Neutral	Generally Disagree	Totally Disagree

4. If new event signs were to be purchased and/or installed, please rate the style you prefer:

'Sandwich Board' signs that are temporarily placed at each entrance for the week preceding each event (this is our current solution)	Best	Like	Neutral	Don't Like	Hate It
Hanging signs attached to permanent neighborhood signs for the week preceding the event	Best	Like	Neutral	Don't Like	Hate It
Digital signs attached to permanent neighborhood signs	Best	Like	Neutral	Don't Like	Hate It
Banners attached to permanent neighborhood signs for the week preceding the event	Best	Like	Neutral	Don't Like	Hate It
I prefer no event signage	Best	Like	Neutral	Don't Like	Hate It
Other (Please Specify)					

Please mail this to EMHA, PO BOX 2228, Evergreen, CO 80437 by June 30, 2009. Please include your name and property address.